

FIELD NOTES

BEING 3.946 ACRES OF LAND OUT OF AND A PORTION OF THE S. F. SLAUGHTER SURVEY NO. 1, ABSTRACT NO. 20, IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 3.946 ACRE TRACT OF LAND CONVEYED BY DEED TO SFC SOFTWARE FACTORY, LLC IN TRACT 1 OF DOCUMENT NUMBER 2017198935 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID PROPERTY ALSO BEING KNOWN AS 707 W. SLAUGHTER LANE IN THE CITY OF AUSTIN, TEXAS, SAID 3.946 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found ½” iron rod on the south right-of-way line of Slaughter Lane (120’ ROW) for the northeast corner of said 3.946 acre tract of land and this tract of land, same being the northwest corner of Lot 3, Block “C” of “Slaughter/South First, Section Three” subdivision;

THENCE S 02° 19’ 41” E, along the common dividing line between said tracts of land, same being the east line of this tract of land, a distance of 487.52 feet to a ¾” iron pipe found for the southeast corner of said 3.946 acre tract of land and this tract of land, same being the farthest south northeast corner of Lot 1, Block “A” of “Landmark Southpark” subdivision as recorded in Document Number 201200180 of the Official Public Records of Travis County, Texas,

THENCE along the common dividing line between said 3.946 acre tract of land and said Lot 1, same being the south and west lines respectively of this tract of land, the following two (2) courses and distances:

- 1) S 87° 40’ 00” W (Basis of Bearings) a distance of 315.67 feet to a ½” iron rod found for the southwest corner of said 3.946 acre tract of land and this tract of land, same being a re-entrant corner of said Lot 1, and
- 2) N 02° 19’ 25” W a distance of 588.28 feet to a ½” iron rod found on the south right-of-way line of Slaughter Lane for the northwest corner of said 3.946 acre tract of land and this tract of land;

THENCE along said right-of-way line, same being the north line of said 3.946 acre tract of land and this tract of land, along a curve to the right (concave to the south), having the following elements a central angle of 13° 12’ 42”, a radius of 1440.00 feet and an arc length of 332.04 feet, the chord of which bears S 74° 37’ 36” E a distance of 331.31 feet to **THE POINT OF BEGINNING** and containing 3.946 acre of land, more or less.

This metes and bounds description is to accompany a survey map of same date.

Roger L Way

ROGER L. WAY
 R.P.L.S. No. 3910
 JOB No. 07B03418



2/31/18

 Date

Exhibit A

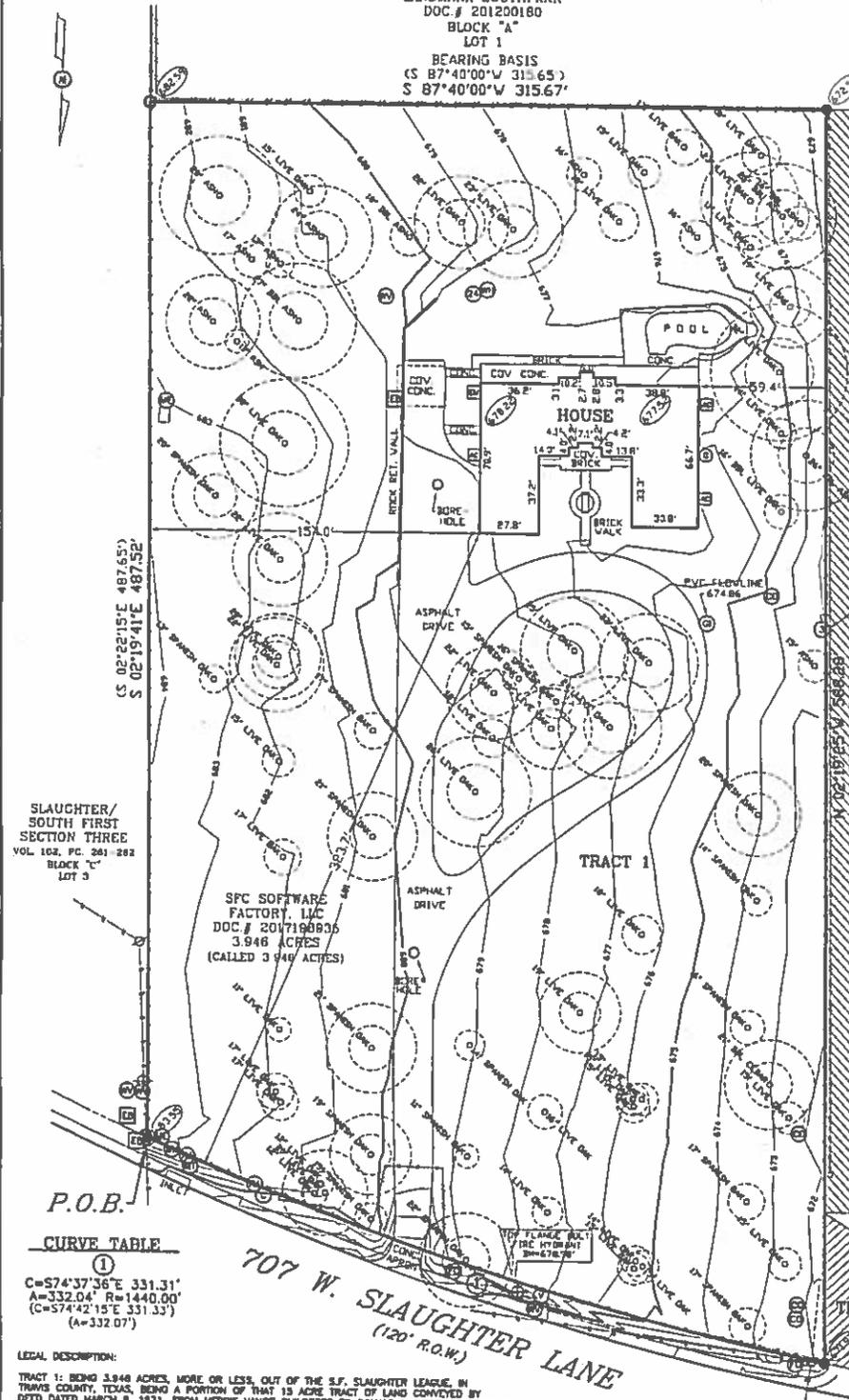


SCALE: 1"=50'

LANDMARK SOUTHPARK
 DOC. # 201200180
 BLOCK "A"
 LOT 1
 BEARING BASIS
 (S 87°40'00"W 315.65')
 S 87°40'00"W 315.67'

LEGEND

- WOOD FENCE
- WIRE FENCE
- UTILITY LINE
- A/C UNIT
- ELEC. BOX
- ELEC. METER
- WATER VAULT
- GRATE DRAIN
- 3" PVC
- 24" TANK
- CLEANOUT
- GAS METER
- TELE. MARKER
- WATER METER
- WATER VALVE
- TELE. PED.
- CATV. PED.
- FIBER OPTICS
- WELL HEAD
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- IRON ROD FND.
- PIPE FND.
- UTILITY POLE
- GUY ANCHOR
- FIRE HYDRANT
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.A.L.E. PUBLIC UTILITY EASEMENT



SLAUGHTER/
 SOUTH FIRST
 SECTION THREE
 VOL. 104, P.C. 261-262
 BLOCK "C"
 LOT 3

SFC SOFTWARE
 FACTORY, LLC
 DOC. # 2017199935
 3.946 ACRES
 (CALLED 3.946 ACRES)

LANDMARK SOUTHPARK
 DOC. # 201200180
 BLOCK "A"
 LOT 1

*** IMPORTANT NOTICE ***
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY TRACES BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT THIS TRACT.

SURVEYOR'S NOTES
 () DENOTES RECORD INFORMATION
 THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.
 ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

P.O.B.

CURVE TABLE

①
 C=574'37'36" E 331.31'
 A=332.04' R=1440.00'
 (C=574'42'15" E 331.33')
 (A=332.07')

LEGAL DESCRIPTION:

TRACT 1: BEING 3.946 ACRES, MORE OR LESS, OUT OF THE S.F. SLAUGHTER LEAGUE, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT 13 ACRE TRACT OF LAND CONVEYED BY DEED DATED MARCH 8, 1871, FROM MIDDIE WANCE CHILDRESS TO DONALD L. WEST, AS RECORDED IN VOL. 4022, PG. 1703, DEED RECORDS, TRAVIS COUNTY, TEXAS.
 TRACT 2: NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER, ALONG AND ACROSS A 2,581 SQUARE FOOT PORTION OF LOT 1, BLOCK A, LANDMARK SOUTHPARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DOC. # 201200180, O.P.R.T.C.T.L. AS SAID EASEMENT WAS CREATED IN AMENDED AND RE-STATE ACCESS EASEMENT AGREEMENT (JOINT USE ACCESS EASEMENT), RECORDED IN DOC. # 2012199993, O.P.R.T.C.T.L.
 TRACT 3: NON-EXCLUSIVE EASEMENT FOR STORM WATER DRAINAGE OVER, ALONG AND ACROSS A 0.482 ACRE PORTION OF LOT 1, BLOCK A, LANDMARK SOUTHPARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DOC. # 201200180, O.P.R.T.C.T.L. AS SAID EASEMENT WAS CREATED IN DRAINAGE EASEMENT AGREEMENT RECORDED IN DOC. # 2012183612, O.P.R.T.C.T.L.

REFERENCE: MORALES DEVELOPMENT

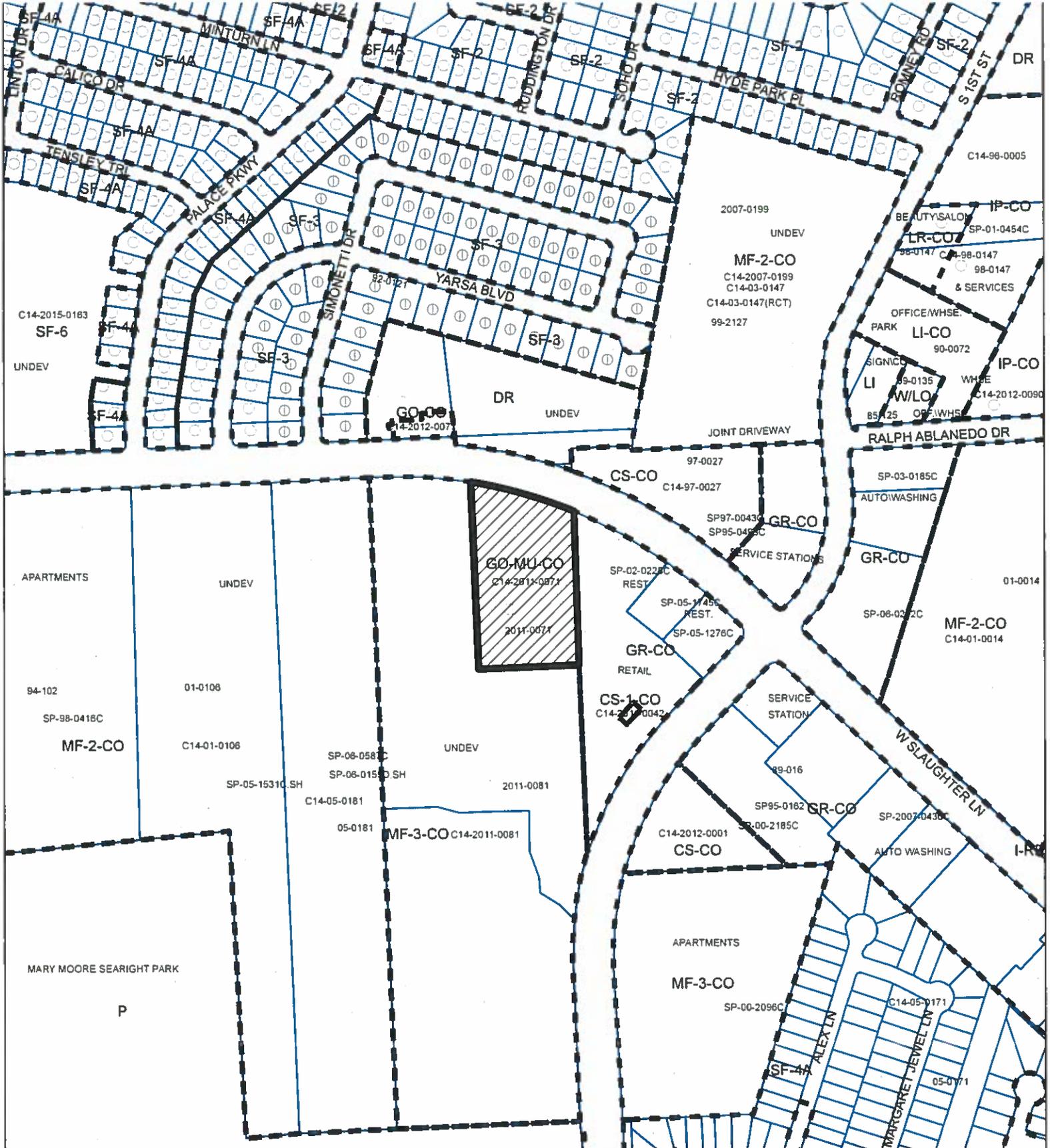
ALL POINTS SURVEYING
 1714 FORTVIEW ROAD - SUITE 200
 AUSTIN TX. 78704
 TELE: (512) 440-0071 - FAX: (512) 440-0199
 FORM REGISTRATION # 10118000



Roger L. Way

FIELD BOOK	DATE	BY	DATE

SURVEY DATE: 08-31-18
 Job No. 081118
 SCALE: 1"=50'



ZONING

ZONING CASE#: C14-2018-0130 Exhibit B

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 10/22/2018